

NOTE-O-GRAM®

THE DRAWING BOARD • BOX 505 • DALLAS, TEXAS 75221

WALKER, MARLOW, INC.

711 S.W. ALDER, SUITE 303 • PORTLAND, OREGON 97205 • PHONE (503) 226-2320

MESSAGE

TO

Corvallis City Hall
Public Works Dept., Building Div.
P.O. Box 1083
Corvallis, Ore. 97330

DATE 12/28/81

Gentlemen:

We are in receipt of the enclosed letter sent to Executive Management. We are presently managing the properties in the Corvallis area formerly operated by Executive Management. Could you please give us the location of the property in question and a copy of your sign ordinance would also be helpful.

Sincerely,

Ed Kingzett

Ed Kingzett

REPLY

DATE

DEC 30 1981

Building Division

BY

Form N-N73 © The Drawing Board, Inc., Box 505, Dallas, Texas 75221

INSTRUCTIONS TO SENDER:

1. KEEP YELLOW COPY. 2. SEND WHITE AND PINK COPIES INTACT.

SIGNED

INSTRUCTIONS TO RECEIVER:

1. WRITE REPLY. 2. DETACH STUB, KEEP PINK COPY, RETURN WHITE COPY TO SENDER.

- A. Sign 83-4 Meadow Park Villa, Lancaster Avenue
PD-69-6 Sign Review in a Planned Development

Lindsey reviewed staff's report dated April 29, 1983.

Commissioner Parsons questioned why staff was recommending a 1-foot reduction in the height of the sign. Lindsey indicated there are no exceptional site restrictions that prevent the applicant from meeting height standards that apply in residential districts. He said the reduced height was discussed and agreed upon with the applicant.

Commissioner Blackledge moved to approve Sign 83-4, PD-69-6 as recommended in staff's report dated April 29, 1983, Attachment C. Commissioner Parsons seconded the motion and it passed unanimously.



COMMUNITY DEVELOPMENT DEPARTMENT
P.O. Box 1083, Corvallis, OR 97339-1083

Planning
Housing and Redevelopment
Building

(503) 757-6908
757-6981
757-6929

NOTICE OF DISPOSITION

ORDER N/A

CASE PD-69-6, Meadow Park
APPLICANT Carol J. Harman
1935 NW 9th Street
Corvallis, OR 97330
LOCATION 3220 - 3326 NE Lancaster Street
Assessor's Map No. 11-5-24BD, Tax Lots
9001 to 90026
REQUEST Approval of a sign in a Planned Development
District

The Planning Commission conducted a review of the
proposed request on May 4, 1983 and found that the request
should be approved with a condition and adopts the findings
of fact and conclusions contained in the staff report
, dated April 29, 1983.

If you are an affected party and wish to appeal this decision,
appeals must be filed within 10 days from the date of decision,
in writing, with the City Recorder. The following information must
be included:

- a. Name and address of the appellant(s).
- b. A reference to the subject development and case number, if any.
- c. A statement of the specific grounds for appeal.
- d. A statement as to how you are an affected party.
- e. Filing fee of \$68.00 (no fee required for an appeal of the
Community Development Director's decision).

Appeals must be filed by 5:00 p.m. on the final day of the appeal
period. When the final day of an appeal period falls on a weekend
or holiday, the appeal period shall be extended to 5:00 p.m. on the
subsequent work day.

The City Recorder's Office is located in the Law Enforcement Building,
Finance Department, 180 NW 5th Street.


Joel Davis, Vice Chairman
Corvallis Planning Commission

City of Corvallis
Community Development Department
STAFF REPORT
April 29, 1983

CASE Sign Review 83-1, PD-69-6
(Meadow Park Villa)

REQUEST Approval of a sign in a Planned Development District

APPLICANT Carol J. Harman
Meadow Park Villa Association, Inc.
1935 NW 9th Street
Corvallis, Oregon

LOCATION 3220 - 3326 NE Lancaster Street
Assessor's Map No. 11-5-24BD, Tax Lots
9001 to 90026

DEVELOPMENT PD RS-12 (Medium-High Density Residential
DISTRICT with a Planned Development overlay)

ATTACHMENTS A - Site plan
B - Applicant's narrative
C - Sign detail

BACKGROUND

The 1969 Village Green/Meadow Park Planned Development was modified in 1971, resulting in the current Meadow Park Villa Subdivision. This Planned Development approval did not include any provisions for signs. The annual sign inventory of 1981 indicates that there was a sign facing Lancaster Street on the southeast corner of this developed housing site. This identification sign was required to be removed and/or a sign permit obtained. The sign was removed.

The applicant is requesting approval of a new identification sign located approximately 400' north of the old sign (Attachments "B" and "C").

CRITERIA, DISCUSSION AND CONCLUSIONS

Criteria and Discussion

For those areas designated Planned Development, the Sign Ordinance requires sign permits to be reviewed by the Planning Commission if not reviewed at the time the Detailed Planned Development is approved or modified.

Below are the criteria for Planning Commission review of a sign request in a Planned Development.

Section 6.03(b):

1. The proposed sign is consistent with the five (5) purposes of this ordinance as stated in Section 1.02.

Section 1.02. Purposes

The Council of the City of Corvallis, Oregon, finds and declares that it is necessary to regulate the construction, erection, maintenance, electrification, illumination, type, size, number and location of signs in order to:

- a. Protect the health, safety, property, and welfare of the public.
 - b. Maintain the neat, clean, orderly and attractive appearance of the City.
 - c. Provide for the safe erection and maintenance of signs.
 - d. Eliminate signs that demand, rather than invite, public attention.
 - e. Preserve and enhance the unique scenic beauty and the business, recreational, educational, tourist, and retirement potential of the City.
2. Approval shall not permit erection or maintenance of any sign which is unlawful under any other City ordinance or State or Federal law as stated in Section 1.03 or as provided in Section 5.03(b).
 3. Approval shall not permit any of those items prohibited in Section 2.02 of this ordinance.
 4. No sign shall be approved which creates a public nuisance or hazard by its brilliance, type, design, character or location as stated in Section 2.02.
 5. The proposed sign shall be consistent with Section (S-102), Purpose and Scope, and Chapter 4, Design and Construction of the Uniform Building Code, Volume V, Signs, as adopted by City Council in this ordinance, and any other sections of this ordinance which explicitly state no variance may be granted.

In reviewing the five criteria above, the proposed request complies with criteria 2 and 3 as a type of sign display that is permitted. Information regarding sign footings and exact sign location with respect to the required vision clearance triangle have not been supplied. When application is made for a building permit, this information will be required and criteria 4 and 5 will be complied with at this time.

In addressing criteria 1, staff notes that the proposed sign area is similar to other City subdivision signs and that the proposed sign height is 5', which is 1' higher than normal. The sign will be made of wood with a finish similar to the wood used for the buildings of Meadow Park Villa. The sign will not be illuminated (Attachment "D").

In reviewing the application, staff finds that the sign will not be inconsistent with any provision contained in the Meadow Park Villa Planned Development approval, however, it has also been determined that there are no unique site or development conditions which would indicate the need for a 5' high sign. The one-story buildings and the flat terrain in this area support horizontal forms rather than vertical forms. Meadow Park Villa buildings, for example, are wider than they are high, exhibiting a low profile. The sign should be of similar proportions and it should be no higher than necessary. In addition, other signage on Lancaster Street (at Oak Crest Apartments and at Grant Street) are low horizontal signs which conform to the size requirement specified for the underlying district.

Conclusion

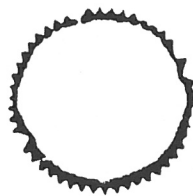
The sign's square footage, its materials, and its general location are consistent with the character of the Meadow Park Villa Development. The sign height, however, results in a structure which does not have the low profile typical of subdivision signs and the horizontal character typical of the area. In addition, no obstructions exist which necessitate a high sign in order to assure visibility.

RECOMMENDATION

Staff recommends approval of this sign request with the following condition:

1. The sign shall meet the normal requirements of a subdivision sign including the 4' height limit specified in the City's Sign Ordinance.

Hand-drawn map of a residential area with lots numbered 3220 through 3326. The map shows a grid of lots with various street names: MEADOW CIRCLE, MEADOW PARK CIRCLE, CANIFER BLVD., and LANCASTED. A 'NEW SIGN' is marked on MEADOW CIRCLE, and an 'OLD SIGN' is marked on LANCASTED. A 'MAIL BOXES' location is indicated near the top. The map also shows a 'STREET' running vertically on the left side. The lots are numbered 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326. The map is oriented with North at the top.

[illegible]

S. P. C. S. S.

Attest, Given the Oath
the Clerk of said Court 12/19/71

right. Comes over as shameless "Pretzel" but for interest and exposure to the advertising trade

6-10 mm. wide and at an lat. 10000
Scale 1:1000 - 50 feet
1 Area with top of the
10 mm. and at the top
10000



Harman

INVESTMENT CORP.
1935 N.W. NINTH ST.

Carol J. HARMAN. PRES.

CORVALLIS, OREGON 97330
PHONE 757-9888

April 1, 1983

Building Division
City of Corvallis
501 S. W. Madison St.
Corvallis, Oregon

Attention: Planning Commission

Gentlemen:

Enclosed is a blueprint of a proposed sign for an apartment complex Called Meadow Park Villa located at 3220-3326 N. E. Lancaster St., Corvallis, Oregon. Also enclosed is a plat map showing the old location of the sign and the proposed new location.

The reasons for the new sign are as follows: The old sign was worn out. The old sign was located at the south end of the project when only a portion of the buildings were completed (those marked by a large X). The new sign would be more centrally located on the complex.

I am really at a loss to understand why I must pay a \$50 fee in addition to the \$25 sign permit fee in order to have the planning commission review this sign. It would seem to me that the review of the sign department would be sufficient and that the planning commission would have far more important things to do or is it just a means to collect additional revenue for the city?

Respectfully yours,

Carol J. Harman, treasurer.
MEADOW PARK VILLA ASSN. INC.

Enc. 23





PUBLIC WORKS DEPARTMENT
BUILDING DIVISION

CORVALLIS CITY HALL
501 S.W. MADISON AVENUE
P.O. BOX 1083
CORVALLIS, OREGON 97330
(503) 757-6929

January 29, 1982

Walker, Marlow, Inc.
711 S.W. Alder, Suite 303
Portland, OR 97205

ATTN: Ed Kingzett

REF: Meadow Park Villa Second Freestanding Sign

In reply to your December 28, 1981 letter, the property in reference is 337 N.E. Conifer Blvd. (Lot 5, Blk 7, Village Green, map #11-5-24BD-TL500), Meadow Park Villa. Enclosed is a xerox copy of the sign in reference.

337 N.E. Conifer Blvd. is located in a Planned Development Residential district [PD(RS-12)]. Because it is in a PD district, any new sign must be processed through the Planning Commission for approval. (See enclosure from City of Corvallis Sign Ordinance.)

This sign must be removed by February 12, 1982. If you have any questions relating to reviews by the Planning Commission, please contact Peggy Collins at 757-6929.

Kathy Blanksma

Kathy Blanksma
Secretary

PC: Peggy Collins, Building Inspector



Janice gave this to me Betty

PUBLIC WORKS DEPARTMENT
BUILDING DIVISION

CORVALLIS CITY HALL
501 S.W. MADISON AVENUE
P.O. BOX 1083
CORVALLIS, OREGON 97330
(503) 757-6929

December 15, 1981

RECEIVED
DEC 30 1981
Building Division

Account Number 05151
Executive Management
711 S.W. Alder Avenue
Portland, OR 97205

REF: Annual Sign Inventory

While conducting the annual sign inventory for the City of Corvallis it was noted that a sign has been installed to identify your business. Be advised that Corvallis has a sign ordinance which requires that a permit be obtained prior to the installation of any sign. Permits are issued through the City Building Division, City Hall, 5th and Madison Avenue. The permit fee per sign is \$25.00.

This letter constitutes written notification that you are in violation of the sign ordinance and that a permit must be secured or the sign removed not later than January 15, 1982. Your cooperation will be greatly appreciated.

If you have any questions please call the Building Division at 757-6929.

Springy Blankenship

Kathy Blanksma
Secretary

KB/kb

DEC 28 1981



PUBLIC WORKS DEPARTMENT
BUILDING DIVISION

CORVALLIS CITY HALL
501 S.W. MADISON AVENUE
P.O. BOX 1083
CORVALLIS, OREGON 97330
(503) 757-6929

December 15, 1981

Account Number 05151
Executive Management
337 N.E. Conifer Blvd.
Corvallis, OR 97330

REF: Annual Sign Inventory

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Spring Blanksma
Kathy Blanksma
Secretary

KB/kb